

WARRANTY DEED

53-4-21 ✓
48-362
NO TRANSFER
TAX PAID

Know all Men by these Presents,

025430

That I, DAVID W. GAGNE, of Waterville, County of Kennebec, and

State of Maine

in consideration of ONE THOUSAND DOLLARS (\$1,000.00) and other valuable consideration

paid by Wayne R. Leach and Pauline F. Leach, both of Winslow, County of Kennebec, and State of Maine

whose mailing address is RFD #1, Box 3810, North Vassalboro, Maine 04962

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said Wayne R. Leach and Pauline F. Leach, as joint tenants not as tenants in common

their heirs and assigns forever, a certain lot or parcel of land, with any buildings thereon, situated in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

Beginning at an iron post set in the ground at the southwest corner of land now or formerly of George Roy; thence running northerly on said Roy's westerly line thirty-five and 25/100 feet to an iron pin set in the ground; thence running westerly eighty-two and 5/100 feet through a point two feet northerly from the northwest corner of the house on said premises to a fence; thence southerly along said fence by land now or formerly of Ann M. Pulsiver and land now or formerly of Arthur Alden to a stone bound situated in the northerly line of land formerly of W. T. Haines; thence easterly on said Haines land and land now or formerly of Charles King ninety-nine (99) feet to the point of beginning. TOGETHER WITH a right-of-way to be used by the Grantees, their heirs and assigns, in common with others, one rod in width on land next northerly of the lot or parcel herein conveyed and land of George Roy above-mentioned, from Front Street to a point opposite and northerly of the northeast corner of the piazza of the house on said premises.

Meaning and intending to convey the same premises described in a deed from Stephen T. Reynolds to David W. Gagne, and recorded in the Kennebec County Registry of Deeds, Book 3065, Page 270.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Wayne R. Leach and Pauline F. Leach**

their heirs and assigns, to them and their use and behoof forever.

And I do **covenant** with the said Grantees, their heirs and assigns,

that I am lawfully seized in fee of the premises, that they are free of all encumbrances except one mortgage now held by Fleet Bank, whose office is located at 33 Main Street, Waterville, Maine, and a second mortgage now held by the above-mentioned Wayne R. and Pauline F. Leach,

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and

that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **DAVID W. GAGNE**

and **RONDA M. GAGNE**

~~husband/wife~~ of the said **DAVID W. GAGNE**

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights

in the above described premises, have hereunto set our hands and seals this 25th

day of the month of October, A.D. 1988.

Signed, Sealed and Delivered

in presence of

| | |
|-----------------------|-----------------------|
| <i>Andrew C. Reed</i> | <i>David W. Gagne</i> |
| | |
| | David W. Gagne |
| | <i>Ronda M. Gagne</i> |
| | |
| | Ronda M. Gagne |

State of Maine, County of Kennebec ss. October 25, 1988.

Then personally appeared the above named **David W. Gagne and Ronda M. Gagne**

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Andrew C. Reed
Notary Public
Attorney at Law

Andrew C. Reed, Notary Public

Printed Name, My commission expires July 19, 1990

RECEIVED KENNEBEC SS.

1988 OCT 26 PM 1:21

WITNESSES: *Thomas Reed, Notary*
REGISTER OF DEEDS